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QUITCLAIM DEED WITHOUT COVENANT
Pursuant to Maine Statutory Power of Sale44-2-111
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KNOW ALL MEN BY THESE PRESENTS, THAT MAINE SAVINGS BANK, a Maine banking corporation, of Portland, County of Cumberland, State of Maine, by virtue of and in execution of the Power of Sale contained in a certain Mortgage and Security Agreement given by ASSOCIATED BUSINESS BROKERS OF MAINE, a Maine corporation to MAINE SAVINGS BANK dated August 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3407, Page 6,

For consideration paid, does hereby RELEASE to ROGER L. GOWER and SHIRLEY P. GOWER of Skowhegan, Maine, whose mailing address is 21 Coburn Street, P.O. Box 960, Skowhegan, Maine 04976 the land together with the buildings and improvements thereon located in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot 26 as designated on a plan entitled "A Plan of Clearview Avenue", dated February 7, 1969, and recorded in the Kennebec County Registry of Deeds in Plan Book 40, Page 39. Subject to and conveyed with said lot are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds in Book 3211, Page 191.

TOGETHER WITH all machinery, equipment, apparatus, heating, plumbing and lighting fixtures, and other fixtures and personal property now attached to or used in connection with said premises (other than inventory and consumable goods used in the ordinary course of business), together with all construction materials, lumber and other building supplies and equipment situated on said premises.

This conveyance is made subject to real estate taxes assessed by and due and payable to the City of Waterville, including without limitation real estate taxes for prior tax years (see Tax Lien in favor of the City of Waterville dated June 12, 1989 and Book 3560, Page 319), and subject to City of Waterville real estate taxes for the current year.

Subject to: (a) prior liens or any conditions a title search would reveal; (b) existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines; (c) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws; (d) Declaration of protective covenants recorded in the Kennebec County Registry of Deeds in Book 3211, Page 191; (e) those matters set forth in or referred to in the plan entitled "A Plan of Clearview Avenue", dated February 7, 1969,

and recorded in the Kennebec County Registry of Deeds in Plan Book 40, Page 39; (e) real estate taxes, utility charges and other municipal assessments; (f) enforceable rights of parties in possession; (g) easements and rights of way which service the premises or which would be visible on the face of the earth; and (h) any facts which an accurate survey of the premises might show.

This deed is delivered in accordance with the power of sale contained in the Mortgage, further reference being made to the affidavit of Maine Savings Bank regarding the Foreclosure of the property of Associated Business Brokers of Maine by Corporate Power of Sale, of even or recent date, recorded or to be recorded.

Grantee acknowledges by acceptance of this Deed, that no representations were or are made, whether express or implied, regarding the physical condition of the property hereby conveyed.

IN WITNESS WHEREOF, It, MAINE SAVINGS BANK has caused these presents to be signed and its corporate seal to be affixed by Mark H. Lawler, its Assistant Vice President, hereunto duly authorized this 14th day of November, 1990.

Signed, Sealed and Delivered
In Presence of:

MAINE SAVINGS BANK

Debra A. Manning
Witness

By: Mark H. Lawler
Mark H. Lawler
Assistant Vice President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

November 14, 1990

Then personally appeared the above-named Mark H. Lawler, Assistant Vice President of MAINE SAVINGS BANK and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of MAINE SAVINGS BANK.

Before me,

Debra A. Manning
Notary Public/Attorney At Law
Name: DEBRA A. MANNING
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 30, 1993 [SEAL]

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RECEIVED KENNEBEC SS.

1990 NOV 26 AM 9:00

ATTEST: Norma Ruth Mann
REGISTER OF DEEDS